

Minutes of the Planning Commission Meeting of July 6, 2006

4:30 pm

MEMBERS PRESENT: Mayor Kenneth E. Patton, Chairman
John Frey, Council Representative
Ray Porterfield
Jim Oper
Dan Enovitch

ALSO PRESENT: Tom Ockington, Building Commissioner
Diane Schiavone, Acting Secretary

Chairman – I would like to call the Planning Commission meeting to order. Roll call was taken and all members were present. **A motion to approve the Minutes from the June 1, 2006 meeting was made by John Frey. Second – Jim Oper. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield and Jim Oper and Dan Enovitch.**

Item #1 – Anchor Sign Co. / Dollar Tree, 7430 Brookpark Road

A representative from Anchor Sign was present to request Sign Approval for a wall sign and an additional cabinet to the existing pole sign for Dollar Tree located at 7430 Brookpark Road. After a brief discussion, **a motion to approve this request pending approval by the Building Commissioner and the Board of Zoning Appeals was made by John Frey. Second – Mayor Patton. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper and Dan Enovitch.**

Item #2 – Boyer Signs / Fifth/Third Bank, 4653 Tiedeman Road

A representative from Boyer Signs was not present to request Sign Approval. Mayor Patton inquired with Building Commissioner, Tom Ockington if any other variances from the Board of Zoning Appeals were required for this request. Tom Ockington stated none were required and after a brief discussion **a motion to approve the request for Sign Approval was made by Mayor Patton. Second – John Frey. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper and Dan Enovitch.**

Item #3 – Donald Bohning & Assoc. / Brooklyn Reformed Church, 9014 Biddulph Rd.

Mark Elsesser from Donald Bohning & Associates was present to request Final Site Plan Approval to construct a larger parking lot for the Brooklyn Community Reformed Church located at 9014 Biddulph Road. Mr. Elsesser indicated there are currently two houses owned by the church adjacent to the church, one of which will be demolished in order to construct the parking lot. There will also be a fence constructed and Building Commissioner, Tom Ockington noted the house to be demolished is on the same parcel as the church; and variances will be required from the Board of Zoning Appeals. **A motion to approve the request was made by Mayor Patton. Seconded – Jim Oper. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper and Dan Enovitch.**

Item #4 – Aggie Titan One, Jim Rusnov, 4800 Idlewood Drive

Jim Rusnov was present to request re-approval of Final Site Plan Approval, re-approval of Similar Use Approval, and Lot Split and Consolidation Approval to construct a Senior Housing Facility to be located at 4800 Idlewood Drive. Mr. Rusnov stated three (3) temporary construction signs will need to be posted on Idlewood Drive and noted the Cleveland Port Authority may construct a sign as well. Board Member, Jim Oper, also an Elizabeth Lane resident, asked if any measures will be taken to deter walking traffic. Mr. Rusnov stated the facility will have twenty-four (24) hour security but will not be a fenced community. Board Member, Dan Enovitch inquired about parking requirements. Mr. Rusnov noted there will 128 units for independent living, 32 units for assisted care and 30 dementia units. Questions were raised regarding part of the property being culverted. Mr. Rusnov stated he is continuing to work with the Army Corp. of Engineers regarding this issue. He also addressed the issue of positive drainage and noted the ditch will be cleaned up. After further brief discussion, **a motion to grant Final Site Plan Approval, including temporary construction signs was made by John Frey. Seconded – Mayor Patton. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper and Dan Enovitch.** A motion to grant Similar Use Approval that an apartment building which provides medical services, transportation, housekeeping, group dining facility and activities is substantially similar to a intermediate and long-term care facility, which is a permitted use in a General-Business District was made by Mayor Patton. Seconded – Ray Porterfield. **Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper and Dan Enovitch.** A motion to approve Lot Split and Consolidation (including all three parcels) was made by Mayor Patton. Seconded – John Frey. **Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper and Dan Enovitch.** Mayor Patton noted Building Commissioner, Tom Ockington will issue the sign permits. Mayor Patton also stated approval is required from the City Engineer and the Board of Zoning Appeals.

Item #5 – Bond Construction / Thomas Shumay, 7500 Associate Avenue

John Hocevar of Bond Construction was present to request Preliminary Site Plan Approval to construct a self-storage facility to be located at 7500 Associate Avenue. Mr. Hocevar stated Mr. Shumay has exhausted all other possibilities for construction on this site and feels this proposal to be the best. Board Member, Ray Porterfield inquired as to what kind of storage facility this will be. Mr. Hocevar stated this will be utilized mostly by contractors for “flex space” for storage of their tools and equipment and there will be no outdoor storage of vehicles or material available. Mayor Patton inquired about security of the site. Mr. Hocevar stated there will be security. Mayor Patton suggested a panic button linked to the local police department. **A motion to approve Preliminary Site Plan Approval was made by Mayor Patton. Seconded – Jim Oper. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper and Dan Enovitch.**

Item #6 – M.L. Scott & Sons, 11320 Brookpark Road

Ray Scott of M.L. Scott & Sons was present to request Preliminary Site Plan Approval to construct three (3) flex-use office/storage buildings to be located at 11320 Brookpark Road. He stated they will be approximately 205 feet in length and 80 feet in depth. After a brief discussion, **a motion to approve the request was made by John Frey. Seconded – Mayor Patton. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper and Dan Enovitch.**

A motion to adjourn the meeting was made by Mayor Patton. Second – Jim Oper. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper and Dan Enovitch.

Diane Schiavone, Acting Secretary

Mayor Patton, Chairman